

Downtown Core Sub-district (D-C)

1. Description and Intent. The Downtown Core sub-district encompasses the heart of downtown Bernardsville. The district is centered around Olcott Square at the intersection of Mine Brook Road, Mt. Airy Road, Anderson Hill Road, and Morristown Road. The district features a variety of building types, but generally buildings are built close to the sidewalk with parking located behind. The intent is to preserve the historic character of the area and to ensure new development is compatible. The district also includes the area around Quimby Lane, an area the Borough envisions to be redeveloped with a mixture of uses and the character of a European village.
2. Permitted uses: Uses as permitted in § 12-12.6, § 12-12.8 and § 12-12.9.
3. Conditional uses: Conditional uses as permitted in § 12-12.7.
4. Prohibited uses: As regulated by §12-12.10.
5. Lot Coverage: Maximum 90%.
6. Building Setbacks
 - i. Front Yard.
 - (a) Non-residential and mixed use buildings: Minimum: 2 feet; Maximum 5 feet.
For non-residential and mixed-use buildings, the area between the building façade and the sidewalk shall be hardscaped to match or complement the sidewalk
 - (b) Residential buildings: Minimum: 5 feet; Maximum 10 feet.
 - ii. Side Yard. Minimum: 0 feet/Minimum to adjacent residentially zoned property: 5 feet.
 - iii. Rear Yard. Minimum: 5 feet/Minimum to adjacent residentially zoned property: 20 feet.
 - iv. Distance between buildings on same lot: Minimum 10 feet.
 - v. Frontage buildout: Minimum 80% of the front façade shall extend along the ~~street~~ front setback line.
7. Principal Building Height Requirements

- i. Maximum Stories: 3 stories
- ii. Feet to bottom of eave: Maximum 40

iii. Feet to top of parapet: Maximum 45 feet

iv. Story Height as measured floor to floor.

(a) Ground level non-residential uses: Minimum 15 feet/Maximum 21 feet

(b) Ground level residential: Minimum 10 feet

(c) Upper level: Minimum 9 feet

10. Accessory Building Height Requirements

i. Maximum Stories: 2

ii. Maximum Height: 30 feet

11. Ground floor above sidewalk measured at doorway

i. Non-residential uses: 4 inches to a maximum of 6 inches.

ii. Residential uses: Minimum 1.5 feet

12. Building Articulation

i. Flat façade – Primary Street: Maximum 25 feet

ii. Flat façade-Secondary Street: Maximum 50 feet

iii. Permitted attachments subject to § 12-12.16: awnings, canopies, balconies, bay windows, chimney, porches and stoops

13. Required Building Transparency

i. Primary Street Ground Level – Non-residential: Minimum 70%/Maximum 80%;
Maximum sill height at window 2 ½ feet; For non-residential uses, located within a building designed to resemble a single-family residential building type with a porch frontage, required transparency may be reduced to 20%.

ii. Secondary Street Ground Level - Non-residential: Minimum 20%/Maximum 80%

iii. Primary Street Ground Level – Residential: Minimum 20%/Maximum 60%

iv. Secondary Street Ground Level – Residential: Minimum 15%/Maximum 60% v.

Upper Level: Minimum 15%/Maximum 50%

14. Parking setbacks from property lines

i. Primary Street: Behind the principal building

ii. Secondary Street: Minimum 5 feet

iii. Side: Minimum 5 feet

iv. Rear: Minimum 5 feet

15. Parking Access

i. Primary Street Number of Driveways: Maximum 1

ii. Secondary Street Driveways: Maximum 2

iii. Driveway Width: Maximum 24 feet

16. Parking lot screening from public right of way: Minimum planting height 3 feet/Maximum planting height 4 feet; Parking lots with less than 5 spaces are exempt from this requirement.

17. Architecture

i. Permitted Foundation Materials: Brick masonry, stone masonry, cement-parged concrete block

ii. Permitted Façade Materials: Brick masonry, stone masonry, stucco, wood siding/shingles for buildings designed to resemble a single-family residential building type only, fiber-cement siding/shingles to resemble a single-family residential building type only

iii. Permitted Façade Accent Materials: Cast stone, wood, fiber-cement trim, siding, and panels, composite trim, siding, and panels, architectural metal

18. Frontages

i. Permitted private frontages: Shopfront, stoop, forecourt, porch

ii. Public frontages: Sidewalk and tree well

19. Sidewalks - 8 foot sidewalk as measured from the top edge of the curb face shall be provided. Where the sidewalk along a property frontage is less than 8 feet, the front facade must be setback an additional distance to ensure a 10 foot minimum clear sidewalk width.

20. Signage as permitted pursuant to §12-23-15.

12-12.13 Placement of Buildings

a) Intent. It is important that buildings and related landscaping, rather than parking, be the dominant characteristic in Downtown Bernardsville. This creates an environment more conducive to pedestrians. While building placement varies by sub-district, the intent is for new development to be built close to the street.

b) Front setbacks from a street shall be measured from the property line. Rear and side setbacks are measured at a right angle from the adjacent property line.

c) Additions to buildings are not required to meet the minimum building frontage standards as applicable by sub- district.

d) Attachments, as established in section 12-12.16, may encroach into setbacks as applicable by sub-district subject to the following maximums:

1. Awnings: 6 feet

2. Balconies: 6 feet

3. Bay Windows: 6 feet

e) Minor elements such as accessory utility structures, mechanical equipment, fences, walls, driveways, walkways, and uncovered stoops and porches may encroach into all setbacks but not across property lines.